THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

File

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Vicki Ponder 4487 Post Place Unit 113 Nashville, TN 37205	Mortgage Corporation of the South P. O. Box 10726 Birmingham, Alabama 35205	105-15-B 113 8DA-61412

WARRANTY DEED

BOOK 6554 PAGE 615

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wayne E. Tobin and wife, Linda M. Tobin, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Vicki Ponder, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in ~~Davidson~~ County, State of Tennessee, described as follows: To-Wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 113 on the plan of Lion's Head Condominiums, of record in Book 5200, page 82, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Wayne E. Tobin and wife, Linda M. Tobin by deed from Lions Head Associates, a Tennessee partnership composed of Andrews Properties, Inc. and Cherokee Properties, Inc. of record in Book 6107, page 535, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters as set forth in the Master Deed and By-Laws of record in Book 5340, page 70, and corrected in Book 5342, page 683, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Wayne E. Tobin and wife, Linda M. Tobin, by Jeff Tobin as their Attorney-In-Fact pursuant to a Power of Attorney which is being recorded immediately prior to the recording hereof. The Affidavit of said Attorney-In-Fact is attached as an exhibit to this Deed and incorporated herein by reference.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Third National Mortgage Company of record in Book 6107, page 538, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is (~~NN~~)improved property, known as 4487 Post Place, Unit 113, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of April, 19 85.

Wayne E. Tobin
BY: Jeff Tobin, Attorney-In-Fact

Linda M. Tobin
BY: Jeff Tobin, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6554 PAGE 616

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 85,900.00.

Vicki Ponder
Affiant

Subscribed and sworn to before me, this the 10th day of May, 19 85

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff Tobin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Wayne E. Tobin and wife, Linda M. Tobin, as their Attorney-In-Fact, as the free act and deed of the within named Wayne E. Tobin and wife, Linda M. Tobin. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

WARRANTY DEED

from:
WAYNE E. TOBIN ET UX

to:
VICKI PONDER

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23526)

EXHIBIT TO WARRANTY DEED
FROM
WAYNE E. TOBIN ET UX LINDA M. TOBIN
TO
VICKI PONDER

BOOK 6554 PAGE 617

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Affiant - Jeff Tobin

Sworn to and subscribed before me this 30th day of April, 19 85.

Notary Public

My Commission Expires: Nov 4, 1987

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENN.

FELIX A. WILSON II REGISTER DAVIDSON COUNTY, TN
MAY 13 10 32 AM '85

IDENTIF. REFERENCE

J.O 3.7.96.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6554 PAGE 618

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			86900.00- CAMT.	
			223.34 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	232.84-
6902A05/13/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 37.96

IDENTIF. REFERENCE

MAY 13 10 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133605